PT OF GOVT LOT 2
IN OR 757 PG 296

CARTER ROGER & SHIRLEY
86653 CARDINAL ROAD
YULEE, FL 32097

2023

04-2N-27-0000-0003-0580

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

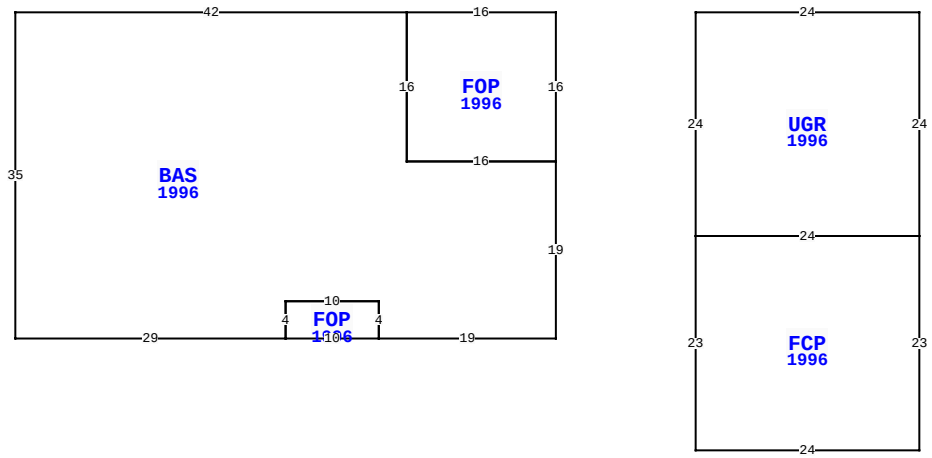
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	150,277
FCP	552	25	138	11,960
FOP	40	30	12	1,040
FOP	256	30	77	6,673
UGR	576	45	259	22,446
TOTALS	3,158		2,220	192,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	115.0000	103.79	230,414	1996	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1734 HX Base Yr 1997



86653 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,396
TOTAL MARKET OB/XF VALUE		6,399
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		278,795
SOH/AGL Deduction		137,730
ASSESSED VALUE		141,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,065
TOTAL JUST VALUE		278,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002764	REPAIR/RRF	16,000	04/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/0296	4/17/1996	QC	U	V	01	100

GRANTOR: CARTER SETH & MILDRED

GRANTEE: CARTER ROGER & SHIR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W16 BAS=[YR=1996] W42 S35 E29 FOP=[YR=1996] E10 N4 W10 S4$ N4 E10 S4 E19 N19 W16 N16$ S16 E16 N16$ PTR=E15 UGR=[YR=1996] E24 S24 FCP=[YR=1996] S23 W24 N23 E24$ W24 N24$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0825	BRICK	0	100	3	5	15.00	SF	12.50	12.50	100	1996	1996	3	92	173	
3	0810	CONCRETE A	0	100	0	0	722.00	SF	6.50	6.50	100	1996	1996	3	73	3,426	

LAND DESCRIPTION

TOTAL OB/XF 6,399

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/26/2020 BY NWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS